

Tax Identification # _____

Parcel Identification # _____

Record for Record Sept 16 1983 235 P At Same Day Received & Ex. per Charles G. Keller, Ltd.

PURCHASE MONEY DEED OF TRUST

THIS PURCHASE MONEY DEED OF TRUST is made this 16th day of September, 1983, by and between the Grantor, ELIZABETH K. BURROUGHS (herein "Borrower"), ROBERT J. BECKER and T. MARK STAMM (herein "Trustees"), for the benefit of the Beneficiary, GUARANTY MORTGAGE CORPORATION, having its principal offices in BETHESDA, Maryland (herein "Lender").

WITNESSETH, THAT WHEREAS the Borrower is justly indebted to Lender in the principal amount of THIRTY EIGHT THOUSAND NINE HUNDRED AND 00/100 Dollars (\$ 38,900.00) for which amount the Borrower has signed and delivered a note of even date herewith (herein called the "Note") payable to the order of the Lender, with interest thereon and providing for monthly installments of principal and interest; and

WHEREAS, Borrower desires to secure to the Lender the full and punctual payment of said debt and interest thereon, and the performance of the covenants herein contained, as well as any and all renewals or extensions of the Note, and interest thereon, and to secure to the holder(s) of the Note and the Trustees for all sums advanced by them (or on their behalf) hereunder; and

WHEREAS, this Purchase Money Deed of Trust secures the repayment of all or part of the purchase price of the Property hereinafter described;

NOW, THEREFORE, Borrower, in consideration of the indebtedness herein recited and the trust herein created, irrevocably grants, conveys/assigns to Trustee, in fee simple/subject to the annual ground rent, the following described property, to wit: See Schedule "A" Attached

which has the address of 10 East South Street,
(Street)

Frederick
(City)

Maryland 21701
(State and Zip Code) (herein "Property Address");

TOGETHER with all the improvements now or hereafter erected on the property, and all leases, tenancies, easements, rights, appurtenances, rents (subject however to the rights and authorities given herein to Lender to collect and apply such rents), royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Deed of Trust; and any and all awards made with respect to the mortgaged premises by any governmental or other lawful authorities for taking by eminent domain the whole or any part of said premises, and all of the foregoing, and any and all sums payable under all policies of insurance with respect to the mortgaged premises; together with said property (or the leasehold estate if this Deed of Trust is on a leasehold) are herein referred to as the "Property";

TO SECURE to Lender (a) the timely repayment of the Note; the payment of all other sums, with interest thereon, advanced according to this Deed of Trust to protect the security of this Deed of Trust; and the performance of the covenants and agreements of Borrower herein contained; and (b) the timely repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 24 hereof (herein "Future Advances").

TO HAVE AND TO HOLD the Property in fee simple/for all the term of years yet to come and unexpired therein with the benefit of renewal, subject to the payment of the annual ground rent of n/a Dollars (\$ n/a), payable semi-annually on the day of in each and every year.

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend specially the title to the Property against all claims and demands and will execute such further assurances of the same as may be requisite.